

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, November 21, 2013, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Tim Francis, Jim Hewitt, Jim Johnson, Liz Kuhlman, Jim McKee and Greg Munn; (Berwyn Jones absent). Ed Zimmer, Stacey Groshong Hagemen and Teresa McKinstry of the Planning Department. Bob Puschendorf of the Nebraska State Historical Society; JJ Yost of Parks and Recreation; Wynn Hjermstad of Urban Development; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Greg Munn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Munn then requested a motion approving the minutes for regular meeting held October 17, 2013. Motion for approval made by Johnson, seconded by Kuhlman and carried 6-0: Francis, Hewitt, Johnson, Kuhlman, McKee and Munn voting 'yes'; Jones absent.

Munn welcomed Jim Hewitt to the Commission.

The opportunity was then given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

APPLICATION BY NEBRASKA NEON SIGN COMPANY ON BEHALF OF ALEGRIA LOUNGE AT RODIZIO GRILL FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 737 P STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING: November 21, 2013

Members present: Francis, Hewitt, Johnson, Kuhlman, McKee and Munn; Jones absent.

Benjamin Hung appeared. He is the owner of Rodizio Grill.

Ed Zimmer stated that the proposal is for a non-illuminated sign. The proposal is for a wall sign with gooseneck lights hanging from above. The letters would be a raised material. The entrance to the grill portion is in the new front. He recommends approval.

Munn likes that the sign is not internally lit. It meets the guidelines.

ACTION:

November 21, 2013

Francis moved approval of a Certificate of Appropriateness for a wall sign over the window/roll-up door in the new storefront, approximately 3' 11/12" x 8' 5", illuminated by two gooseneck lights, design as presented with steer silhouette and text in green, seconded by McKee.

Munn stated that this seems like an appropriate sign that meets the guidelines.

Hung said he felt like they needed the sign because the front looks like two different stores. Patrons weren't sure where to enter.

Motion for approval carried 6-0: Francis, Hewitt, Johnson, Kuhlman, McKee and Munn voting 'yes'; Jones absent.

APPLICATION BY LINCOLN PARKS & RECREATION DEPARTMENT FOR LANDMARK DESIGNATION (IN ACCORDANCE WITH LMC 27.57.12) OF THE "MUNY BUILDING"/ FORMER MUNICIPAL SWIMMING POOL HOUSE EAST OF 21ST AND M STREETS

PUBLIC HEARING:

November 21, 2013

Members present: Francis, Hewitt, Johnson, Kuhlman, McKee and Munn; Jones absent.

Zimmer explained that he wrote the history for this application, but Parks & Recreation is the applicant. This is a Fiske and Meginnis design of 1921. He believes this is a strong enough element to serve as a landmark. A letter from Bob Puschendorf gives some background. This is part of a larger redevelopment project. The City is in the process of transferring adjacent property to private ownership. That land was formerly park ground. The process involves the State and the National Park Service. The ground being transferred by itself doesn't have historic characteristics, but this adjacent building does. The City intends to retain the Muny building. This project has impacts on that. The Historical Society wants adequate protection for the building. The Muny Building property will also remain under the Federal "Land and Water Fund" designation.

The Ordinance by which this is proposed to City Council will add language that prior to sale, the City will consult with the Nebraska State Historical Society. He also noted that the Comprehensive Plan says local landmark is a good tool to consider for publicly owned historic buildings.

The Muny Building retains the essential qualities of the Fiske & Meginnis design. Muny Pool was a large undertaking for the City in the 1920's. They used to flood it in the winter and ice skate on it. He also cited the social history of race relations in Lincoln. African American boys were denied admission on opening day. Letters of protest were sent. "White only" remained the policy for about 30 years or so. The pool closed in 1971-72. His

recommendation is that this has the characteristics of a landmark. The guidelines are typical, citing Secretary of Interior standards. He added a few notes that address the open character of the east face of the building. They hope to have this application in front of Planning Commission in December, 2013 and City Council in January, 2014.

Bob Puschendorf wants to thank Nicole Fleck-Tooze with Parks and Recreation. This started with a parcel that was going to exclude the pool house. Everyone agreed that keeping it in City ownership under landmark designation would be adequate protection. He is glad we could work this out.

Becky Martin - Preservation Association of Lincoln, appreciates everyone's support of this project and on a personal level, she grew up in the neighborhood and supports this as a citizen.

ACTION:

November 21, 2013

Johnson moved approval of landmark designation of the "Muny Building"/former Municipal Swimming Pool, seconded by Kuhlman carried 6-0: Francis, Hewitt, Johnson, Kuhlman, McKee and Munn voting 'yes'; Jones absent.

**APPLICATION BY LINCOLN URBAN DEVELOPMENT DEPARTMENT FOR A
CERTIFICATE OF APPROPRIATENESS FOR WORK AT VALENTINO'S IDYLWILD
PARK IN THE EAST CAMPUS NEIGHBORHOOD LANDMARK DISTRICT
PUBLIC HEARING:**

November 21, 2013

Members present: Francis, Hewitt, Johnson, Kuhlman, McKee and Munn; Jones absent.

Zimmer explained that this is a public project in the East Campus district. This involves a small piece of park ground, along with park medians. It was created by an old rail line. There are a few trees and a sand volleyball pit. There is redevelopment occurring along Holdrege St. at Valentino's. They are commencing to build the first building. Some funds will be used to improve the park. Valentino's has pledged an initial donation of \$5,000.00 a year for 15 years to be used for the park. A plan has been developed. The volleyball and open space will stay. An accessible sidewalk will lead to a play train structure. It is important that the landscape space to be retained. He sees nothing that contradicts the historic guidelines. He recommends approval.

Hewitt has spent over 40 years shepherding the legal interests of OL&B Railroad. He is thrilled to see the trolley car play area.

Wynn Hjermsstad attended a number of meetings with the neighborhood. There was a lot of input from the neighbors. JJ Yost from Parks & Recreation is also present today. It was Parks idea to do the trolley. JJ deserves a lot of credit. The neighbors are in full support.

Zimmer stated that the immediate neighbor is the Farm House Fraternity. There was a good discussion on whether or not to keep the sand volleyball court and it will be retained.

ACTION:

November 21, 2013

Hewitt moved approval of a Certificate of Appropriateness for work at Valentino's Idylwild Park to add landscaping and a contextually-based play/interpretive structure, seconded by Johnson and carried 6-0: Francis, Hewitt, Johnson, Kuhlman, McKee and Munn voting 'yes'; Jones absent.

APPLICATION BY NEIGHBORWORKS LINCOLN FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE DR. REYNOLDS HOUSE, A DESIGNATED LANDMARK AT 2530 Q STREET
PUBLIC HEARING:

November 21, 2013

Members present: Francis, Hewitt, Johnson, Kuhlman and McKee; Munn declaring a conflict of interest; Jones absent.

Greg Munn appeared as applicant. In the past, there was a picket fence that has since been removed. There is an addition on the south side of the large garage at the rear of the property. The pergola in the front is being installed. The original garage has been moved into the yard and made into a pavilion. The porch has been fixed with the existing blocks and straightened. Before Greg was even involved with this project, locations for three signs were approved; a sign on the corner, the garage and above the door. Neighborworks has decided they only need one sign on the corner. Munn presented a revised site plan. There will be rain gardens in two places and walkways. The old fence was rotten. A new fence will go straight off the existing fence and around the yard. They would like to place the sign on the corner. The sign will consist of two piers under five feet tall. It will mimic the garden pavilion. Under the soffit of the sign will be a strip light for a dull glow.

Zimmer stated that the site plan for special permits notes the location of the sign and that it must obtain a Certificate of Appropriateness.

Munn stated that the sign will be visible from the corner, but believes it will be subtle. There will be landscaping around the sign.

Mike Renkin from NeighborWorks feels good about the sign. He feels it will blend in nicely. He likes the idea of having the posts on the sides of the sign match the pavilion. They are going to use a five foot black rail fence. They have worked with the neighbor on the west side to put in a shared cedar fence. They have only had three presentations in the training facility, but it was magnificent. It has served its purpose very well.

ACTION:

November 21, 2013

Johnson moved approval of a Certificate of Appropriateness for a monument sign, 4' 10 13/16" x 8', design as presented with a strip light under the soffit for illumination, seconded by McKee and carried 5-0: Francis, Hewitt, Johnson, Kuhlman and McKee voting 'yes'; Munn declaring conflict of interest; Jones absent.

Kuhlman left.

Staff Report

- Zimmer mentioned Haymarket National Register nomination and the south boundary. The existing Haymarket Landmark District has a southern boundary on the alley that runs from 8th St. to 9th St. The local landmark boundary does not include the north-south leg of the alley that extends down to N Street. For the National Register, he proposes including the whole alley and adjacent plumbing supply building at 820 N St., which while it looks poor, all the historic brick work is still there. He can't nominate it 820 N standing alone. He used the east-west alley for the southeast corner, including the art gallery. These boundaries include the non-contributing garage on 9th St. and "O" St. His advice is to also leave in the Holiday Inn as non-contributing. He is loathe to leave out any of the railroad canopy. It is hard to write in the Railyard building, which has just been finished this year. Staff advice was to include the 2013 building and the whole canopy. This pushes the corner of the proposed Haymarket District to Canopy at R St. at the northwest corner. Zimmer showed a map and pointed out the boundaries. The Haymarket has been a locally designated district since 1982 and Federally certified since 1985.

Munn thinks it is nice to see buildings south of "O" St. included.

Zimmer will present this more in depth at next month's meeting. Local designation goes through City Council. National Register would give some credence to changing local boundaries. He does not think we should assume these should be the exact local boundaries. This is a starting point for discussion. The brick streets and alleys, and stone alleys are also recognized as elements of the district.

There being no further business, the meeting was adjourned at 2:30 p.m.